

Berlin Housing Authority



Berlin Housing Authority has had a year of transition and reformation. Long time Commissioner. Robert Morin passed away to be replaced by Commissioner David Graham Esq. who is proving to be a great asset in training fellow Commissioners and providing specific expertise as needed.

We are maintaining our lease up rates in both our Public Housing and Housing Voucher programs. We credit this to the “Owner being in the store” a good deal of the time. While it is not necessary to live in a rental building for good service to tenants, it is helpful to be available for solving situations as they occur. Our Public Housing Assessment score is 100% and while difficult to maintain, we hope to continue to be a high performer.

A. UTILIZATION OF ASSISTED HOUSING PROGRAMS AT JUNE 30, 2008 (in number of units)		
	Units Allocated	Units Under Lease
public housing	55	53
st. regis house	42	42
vouchers	285	280
TOTALS	382	375
Public Housing utilization on 6/30 was 96%		
Average Voucher Utilization for the Prior Calendar Year was 99%		
B. Public Housing and St Regis House Turnover in 2007		
Public Housing	11 units	(13 units in 2007, 9 in 2006)
St. Regis House	4 units	(4 units in 2007, 6 in 2006)

The Authority still has a wonderful energy efficient home for sale. While the housing crisis affects many of us directly or indirectly, this home would be a wonderful place to raise a family and has a favorable carbon footprint. We are watching the



progress on the Neighborhood Stabilization Program and hope there will be a place in the overall plan to induce the purchase of Berlin homes in an “affordable housing” program.

BHA has been active on the Neighborhood Reinvestment Committee. When the temporary absence of the Housing Coordinator stalled the progress with the current Community Development Block Grant, BHA stepped in with permission from the City Manager to keep up the flow between offices of information on tax liens and contracts until the Housing Coordinator returned to work and brought the bulk of the applicants under contract.

Currently we are looking at 2009 to bring a sense of regionalization to the Authority. Berlin Housing has been asked to manage two small housing authorities in Coos County. The Commissioners feel our county faces extreme economic pressure and this was the only way to preserve the subsidy for the area. This is one of many challenges being faced by the Authority and one we intend to handle professionally and with compassion.

Respectfully Submitted,

Mary Jo Landry, BHA Executive Director

Berlin Housing Authority Combined Balance Sheet

ASSETS	6/30/2007	6/30/2008
Cash	\$ 138,257	\$ 314,201
Security Deposits	5,515	15,926
Accounts Receivable-HUD Other Projects	-	-
Accounts Receivable-City of Berlin	-	-
Accounts Receivable-St. Regis	1,967	1,998
Accounts Receivable-Other	-	-
Investments	324,818	95,013
Prepaid Insurance	9,765	8,909
Accrued Interest Receivable	2,323	1,562
Capital Assets (Net)	762,828	775,196
Other Assets	-	99,275
TOTAL ASSETS	\$1 ,255,473	\$1,412,080
LIABILITIES		
Accounts Payable	21,074	22,260
Accounts Payable-HUD PHA Programs	-	-
Other Liabilities	31,586	104,206
TOTAL LIABILITIES	52,660	126,466
EQUITY/NET ASSETS		
Invested in Capital Assets, Net of Related Debt*	762,828	775,196
Unrestricted Net Assets*	439,985	510,418
TOTAL EQUITY/NET ASSETS	1,202,813	1,285,614
TOTAL LIABILITIES AND EQUITY/NET ASSETS	\$ 1,255,473	\$ 1,412,080

COMPONENTS OF TOTAL EQUITY/NET ASSETS

Liquid Equity:

Cash	\$ 138,257	\$ 314,201
Investments	324,818	195,013
Other working capital components	(23,090)	1,204
Net Liquid Equity	439,985	510,418

Non Liquid Equity:

Land, Structures, and Equipment	762,828	775,196
Other Assets	-	-
Total Non Liquid Equity	762,828	775,196
Total Equity/Net Assets	\$ 1,202,813	\$ 1,285,614

* Capital Fund Grant from HUD for building improvements to Public Housing

NOTE-Public Housing funds can only be used for Public Housing related improvements or expenditures. Public Housing capital expenditures must have HUD approval.